



86 Cougartown Circle Calgary Alberta

\$699,000

Welcome to 86 Cougartown Circle SW, an incredible opportunity to settle your family into the highly sought-after community of Cougar Ridge. Nestled in Calgary's west end, this neighborhood offers exceptional access to amenities such as Canada Olympic Park, the serene walking and biking trails of Paskapoo Slopes, convenient shopping in West Springs, excellent transit options, and quick routes to downtown. Adding to its appeal, Cougar Ridge is close to top-rated schools, making it an ideal choice for families. The backyard is designed for your family to enjoy! For the winter, it has been transformed into a well-maintained skating rink for hours of fun. In the summer, it becomes a large, flat yard with a play structure ready to go, while still leaving plenty of space for a double garage and a storage shed to meet all your family's needs. The back deck provides plenty of space for seating and has a convenient gas line for easy year-round grilling. Step onto the charming covered front porch and into a welcoming main floor that combines comfort and functionality. The living room at the front of the house is warm and inviting, with beautiful real hardwood floors flowing throughout. A cozy double-sided fireplace separates the sitting area from the dining room, creating a seamless space for both relaxation and entertainment. The kitchen offers practicality and charm, featuring a pantry, an island for extra storage, and a view of the backyard--perfect for keeping an eye on the kids. From the dining room, step out onto the back deck to enjoy outdoor gatherings or simply relax in the sunshine. Upstairs, the home is thoughtfully designed for family living, with a spacious primary suite featuring a walk-in closet and a 4-piece ensuite. Two additional bedrooms overlook the backyard and share a well-appointed 4-piece bathroom. The fully developed basement offers versatility and additi...

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

Recreational, Games room 27.00 Ft x 9.50 Ft

Bedroom 10.00 Ft x 9.17 Ft

4pc Bathroom 8.42 Ft x 5.08 Ft

Furnace 8.08 Ft x 7.58 Ft

Living room 20.42 Ft x 14.75 Ft

Dining room 13.08 Ft x 10.08 Ft

2pc Bathroom 4.92 Ft x 4.25 Ft

Primary Bedroom 13.75 Ft x 10.08 Ft

4pc Bathroom 10.17 Ft x 6.25 Ft

Bedroom 13.17 Ft x 8.50 Ft

4pc Bathroom 8.50 Ft x 5.00 Ft

Bedroom 10.08 Ft x 9.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Kitchen 13.08 Ft x 8.92 Ft